

STATE OF SOUTH CAROLINA,]

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, That

The South Carolina National Bank of Charleston,

a corporation chartered under the laws of the ~~State~~ United States of America and having its principal place of business at Charleston in the State of South Carolina for and in consideration of the sum of Ten & no/100 and other valuable considerations DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee hereinafter named (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto A. F. Ballentine

All that certain piece, parcel or lot of land situate and being in the State and County aforesaid, and having the following metes and bounds to wit: Beginning at a stake on the South side of Mountvista Avenue on corner of lot No. 187 and running thence with line of said lot S. 25-23 S. 225 ft. to a stake; thence N. 64-37 S. 140 ft. to a stake; thence N. 25-23 W. to Mountvista Ave.; thence with Mountvista Ave. S. 64-37 W. 140 ft to the point of beginning, and being lots Nos. 188 and 189 of Traylor Park, subject, however, to the following restrictions:

- 1. No part of said lot shall be used for any purpose other than a single or multiple residence and outbuildings properly appertenant thereto
2. No part of said lot shall be occupied by any person of the negroid races except in the capacity of a servant.
3. Out buildings properly appertenant to a residence shall be confined to the rear half of the lot upon which they are built unless they shall be integral to the residence to which they appertain.
4. No part of any residence may be built or extend nearer to the front property line of said lot than 35 ft.
5. No residence may be built upon any lot fronting upon Byrd Boulevard or Park Drive which shall have when completed, a reasonable value of less than \$4000.00 and no residence may be built upon any lots fronting upon Rock Creek Drive, Woodvale Ave. or Mountvista Ave. which shall when completed, have a reasonable value not less than \$3500.00.
6. No spirituous or malt liquor shall ever be manufactured or sold upon said lot.
7. These restrictions are imposed for the benefit of the grantor and may be modified by it when strict modification is desired by him to the best interest of all concerned.